

2.0 DESCRIPTION OF ALTERNATIVES

The Proposed Action under consideration in this EA is the formalization of a *Preliminary Agreement to Exchange Real Property* between the Foundation and NPS that was publicly announced and signed on June 13, 2002 and subsequently amended on November 29, 2002. Formalization of the Preliminary Agreement would allow the Foundation to relinquish its interests in the Georgetown Properties in exchange for the United States' conveyance of the NPS Property with restrictions. Under implementation of the Proposed Action, it is assumed that the Foundation would pursue development of the proposed mayoral mansion and grounds on the consolidated property consisting of the NPS and Mansion Properties.

The following sections provide a detailed description of the Proposed Action, as well as a description of the No Federal Action alternative, the By-Right Development alternative, and the No Build alternative. The No Federal Action alternative would result if the Preliminary Agreement were not implemented but the Foundation still pursued development of the proposed mayoral mansion and grounds on the Mansion Property. The By-Right Development alternative would result if the Foundation were to facilitate private development of the Mansion Property for uses other than the proposed mayoral mansion and grounds. The No Build alternative would result if the Foundation did not pursue development of the Mansion Property.

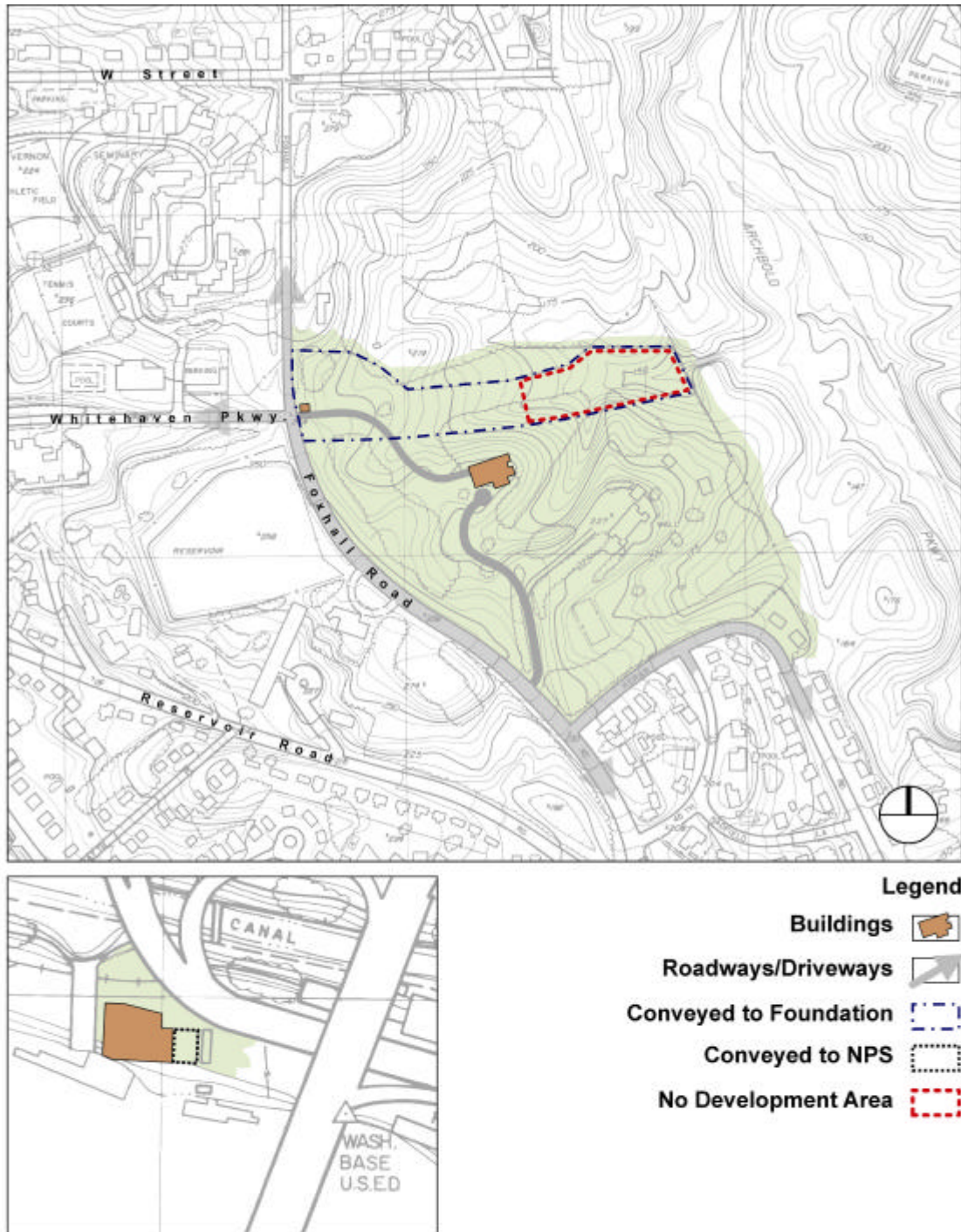
2.1 Proposed Action Alternative

The Proposed Action is the formalization and implementation of the Preliminary Agreement between NPS and the Foundation. NPS and the Foundation have agreed to exchange interests in the NPS and Georgetown Properties and impose certain development restrictions on the NPS Property (illustrated in Figure 2-1a).

The Proposed Action assumes that the NPS Property would be developed by the Foundation under the covenant restrictions agreed upon in the Preliminary Agreement. As proposed, the United States would convey lot 804 to the Foundation while maintaining certain requirements regulating future use of the NPS Property. The Proposed Action would allow the Foundation to develop the proposed mayoral mansion and grounds according to their preference for the location of the mansion on a hill along the northern edge of the Mansion Property with associated improvements, grading, and landscaping implemented on portions of the current NPS Property. More specifically, the Foundation shall not pursue development of buildings or structures of any kind, driveways or other ancillary buildings or structures on the portion of the NPS Property located adjacent to Glover-Archbold Parkway as designated the “no development area” in Figure 2-1a. Covenants also require that new improvements on the balance of the NPS Property shall consist only of perimeter fencing consistent with the fencing currently on the Foundation’s property, a gate and guardhouse for secured access and a driveway connecting from Foxhall Road through to the present Foundation Property. As illustrated in Figure 2-a, the concept for the Proposed Action assumes designation of approximately 35 percent of the NPS Property within the no development area; less than 2,000 linear feet of new fencing; less than 600 linear feet of new driveway (much of which may be located on the Mansion Property); and less than 1,000 built square feet for the guardhouse.

With the proposed exchange of interests in the Georgetown Properties, the Foundation would relinquish in perpetuity its interests in the waterfront property at 3524 and 3526 K Street, N.W. The NPS would utilize the land as parkland to expand opportunities for appropriate park uses including the possible construction of a scholastic boathouse for high schools in the District of Columbia and Maryland, in accordance with the 1987 Georgetown Waterfront Plan, and to protect the character of adjacent NPS Property (see Figure 2-1b).

Figure 2-1a and 2-1b
Proposed Action Alternative



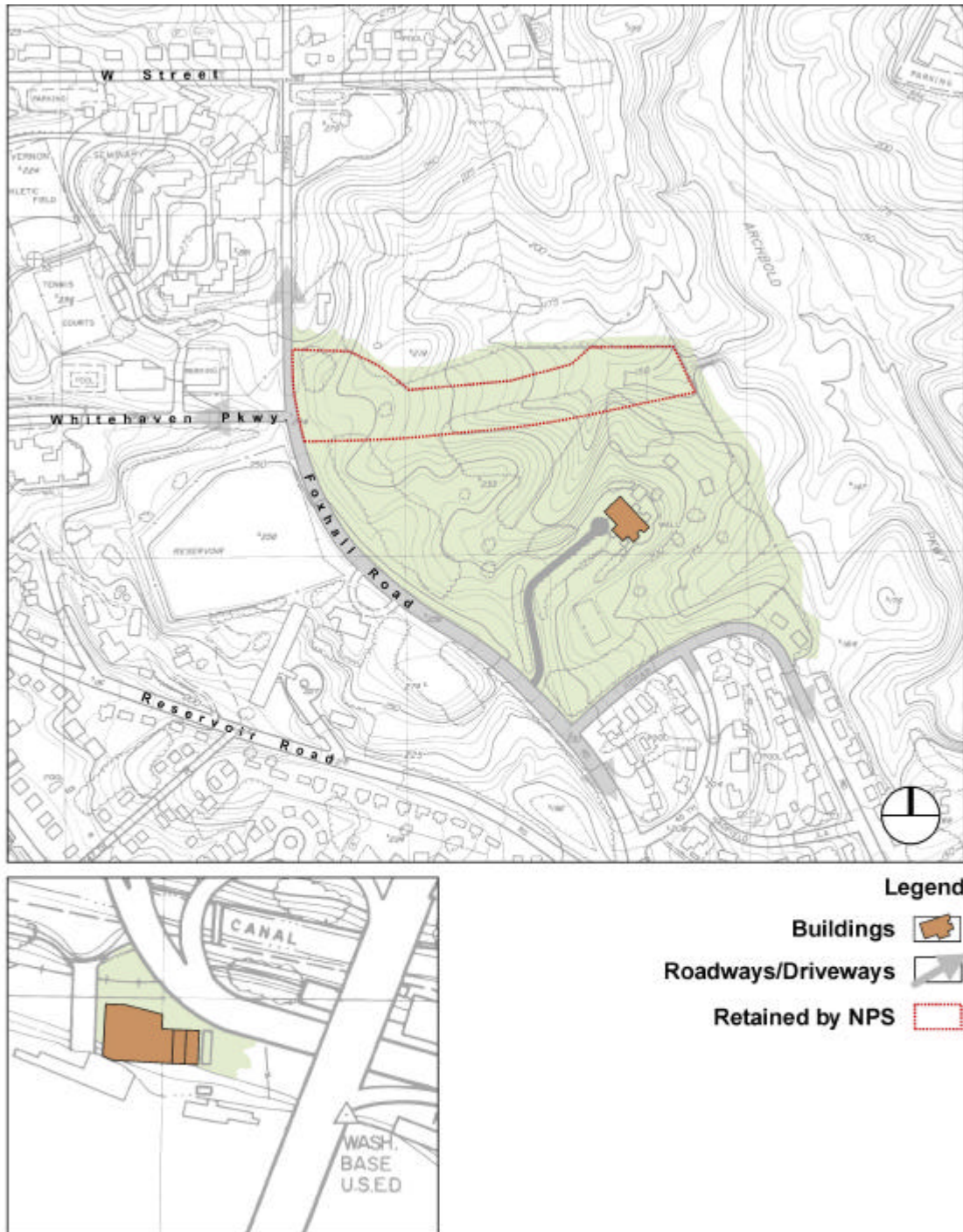
2.2 No Federal Action Alternative

Under the No Federal Action alternative, the Preliminary Agreement would not be finalized and there would be no exchange of land interests between the NPS and the Foundation.

Under the No Federal Action alternative, the United States would retain ownership and management of the NPS Property. Development of the preferred configuration for the mayoral mansion and grounds, utilizing the NPS Property and Mansion Property, would not be possible. It is assumed that the Foundation would implement construction of the mansion on the existing Mansion Property in an alternate configuration. Under these conditions, the proposed mayoral grounds would directly abut the NPS Property (see Figure 2-2a).

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS (see Figure 2-2b). Accordingly, the NPS would not be able to utilize the land for parkland and the property would not help protect the character of adjacent NPS land.

Figure 2-2a and 2-2b
No Federal Action Alternative

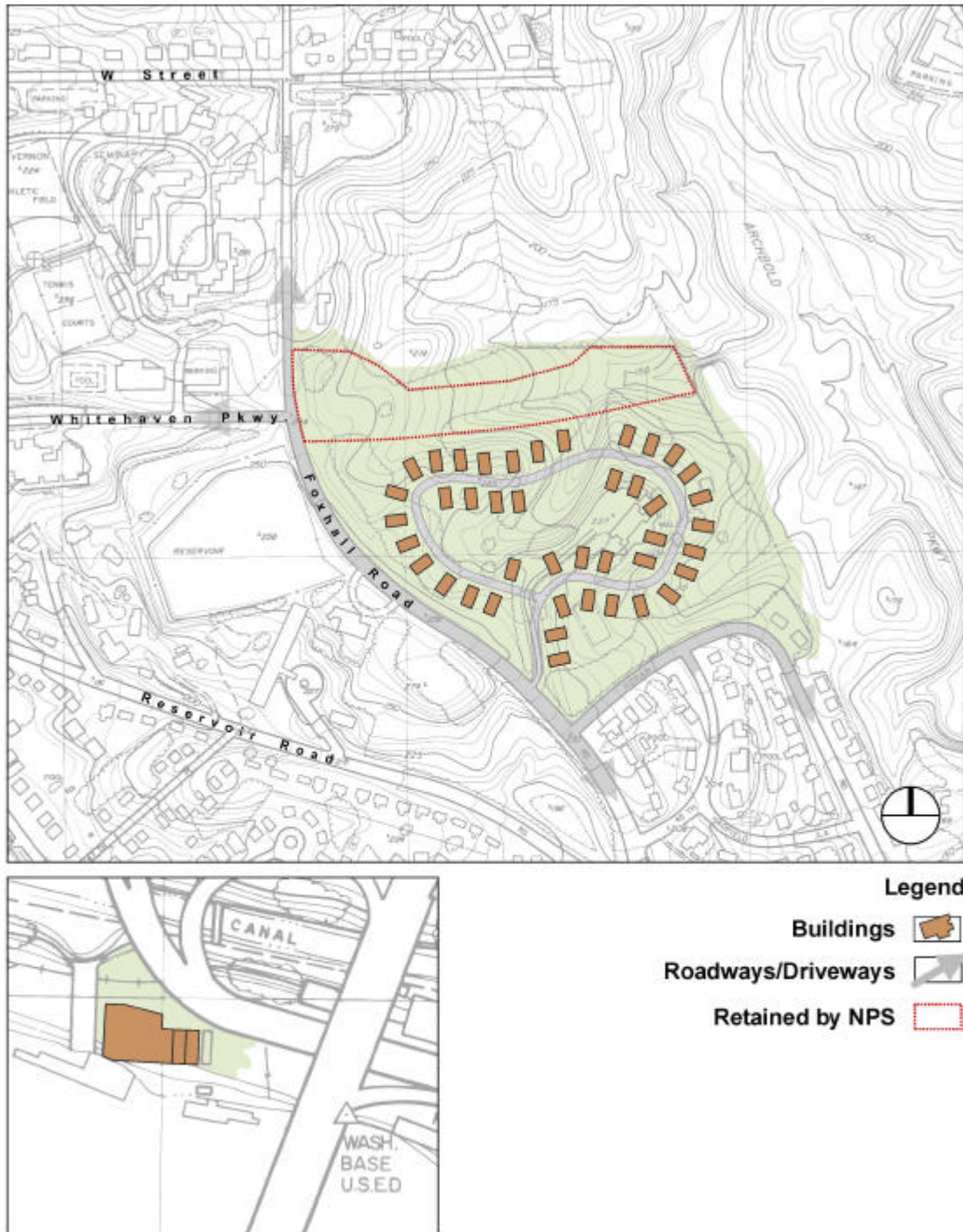


2.3 By-Right Development Alternative

The By-Right Development alternative assumes that the Preliminary Agreement would not be finalized and there would be no exchange of land interests between NPS and the Foundation. Additionally, under the By-Right Development alternative, the Foundation would not achieve its objective to develop the mayoral mansion and would sell the Mansion property to a third party. It is assumed that the new owner would pursue by-right development of the Mansion Property in accordance with current R-1-B zoning of the property. Under such conditions, residential development could be pursued at the maximum allowed density of up to 8 units per acre, as in the planned unit development of Hillandale near the Mansion Property. However, for the purpose of this EA it is assumed that residential development would occur on 1/3-acre lots consistent with the residential area directly south of the Mansion Property. As such, the density would be approximately 3 units per acre (see Figure 2-3a).

As under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS (see Figure 2-3b).

Figure 2-3a and Figure 2-3b
By-Right Development Alternative



2.4 No Build Alternative

The No Build alternative also assumes that the Preliminary Agreement would not be finalized and there would be no exchange of land interests between NPS and the Foundation. Under the No Build alternative, the status of the subject properties would remain unchanged from current conditions indefinitely. The Foundation would not develop the Mansion Property for a mayoral mansion and grounds, by right-development would not be pursued on the Mansion Property, and there would be no change to the Georgetown Properties.

It is unreasonable to assume that development rights would not be exercised on the Mansion Property in some manner. Therefore, the No Build alternative is not a viable option and it has been eliminated from further consideration in this EA.